

Southeastern San Diego



Community Plan Update

Community Planning Group Meeting #5

Land Use

Economic Prosperity

Public Facilities, Services and Safety

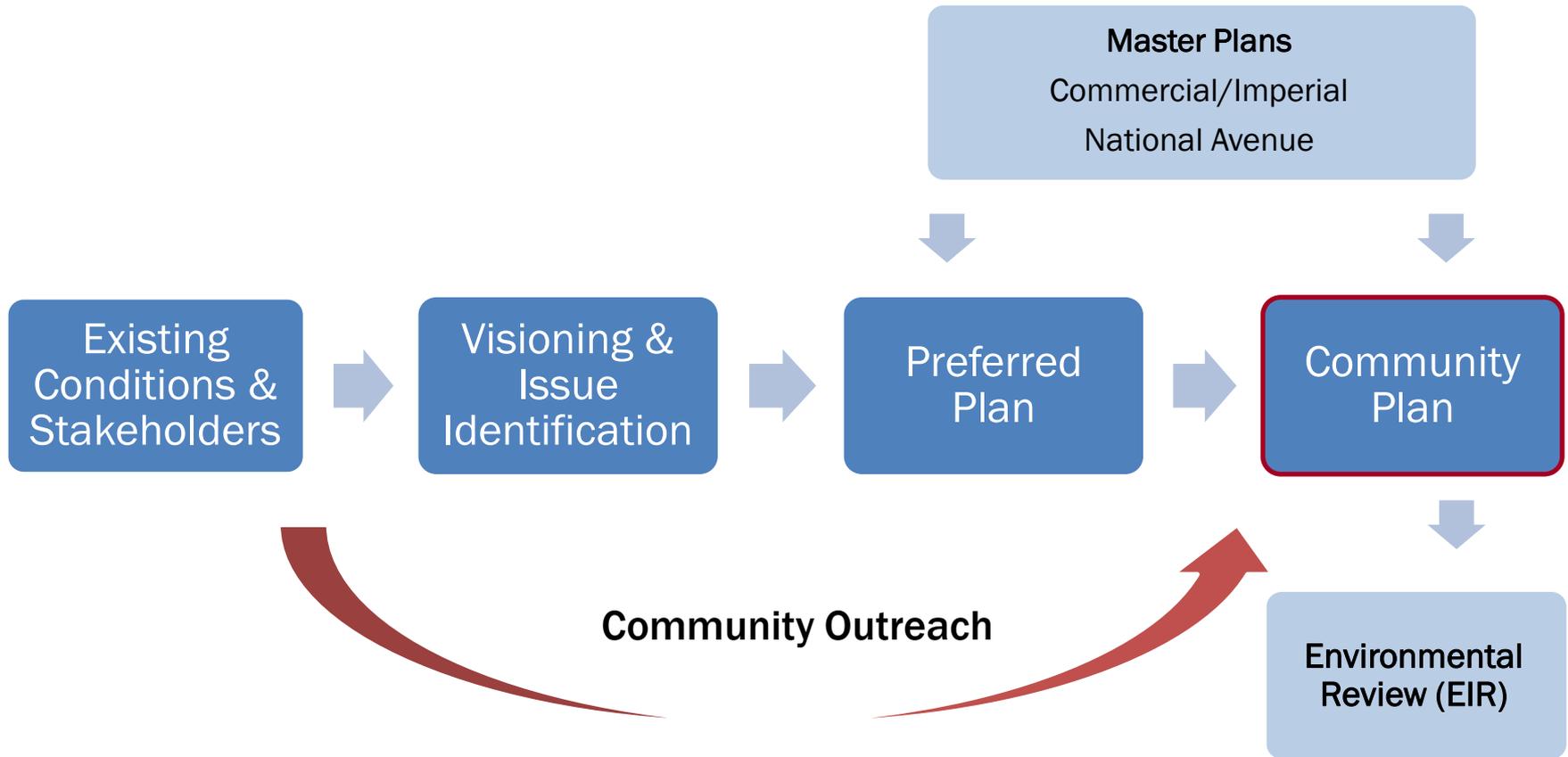
Conservation and Sustainability

November 19, 2013

Agenda

- 1. Community Plan Process Recap**
- 2. Revised Land Use and Zoning**
- 3. Economic Prosperity**
- 4. Public Facilities, Services and Safety**
- 5. Recreation**
- 6. Conservation and Sustainability**
- 7. Next Steps**

Process



Sequence of Community Plan Elements

Plan Element – Date of CPG Meeting

Introduction – October 22, 2013

Land Use – October 22, 2013

Public Facilities & Services – November 19, 2013

Recreation – November 19, 2013

Conservation & Sustainability – November 19, 2013

Economic Prosperity – November 19, 2013

Sequence of Community Plan Elements

Plan Element – Date of CPG Meeting

Urban Design – December 9, 2013

Arts & Culture – December 9, 2013

Historic Preservation – December 9, 2013

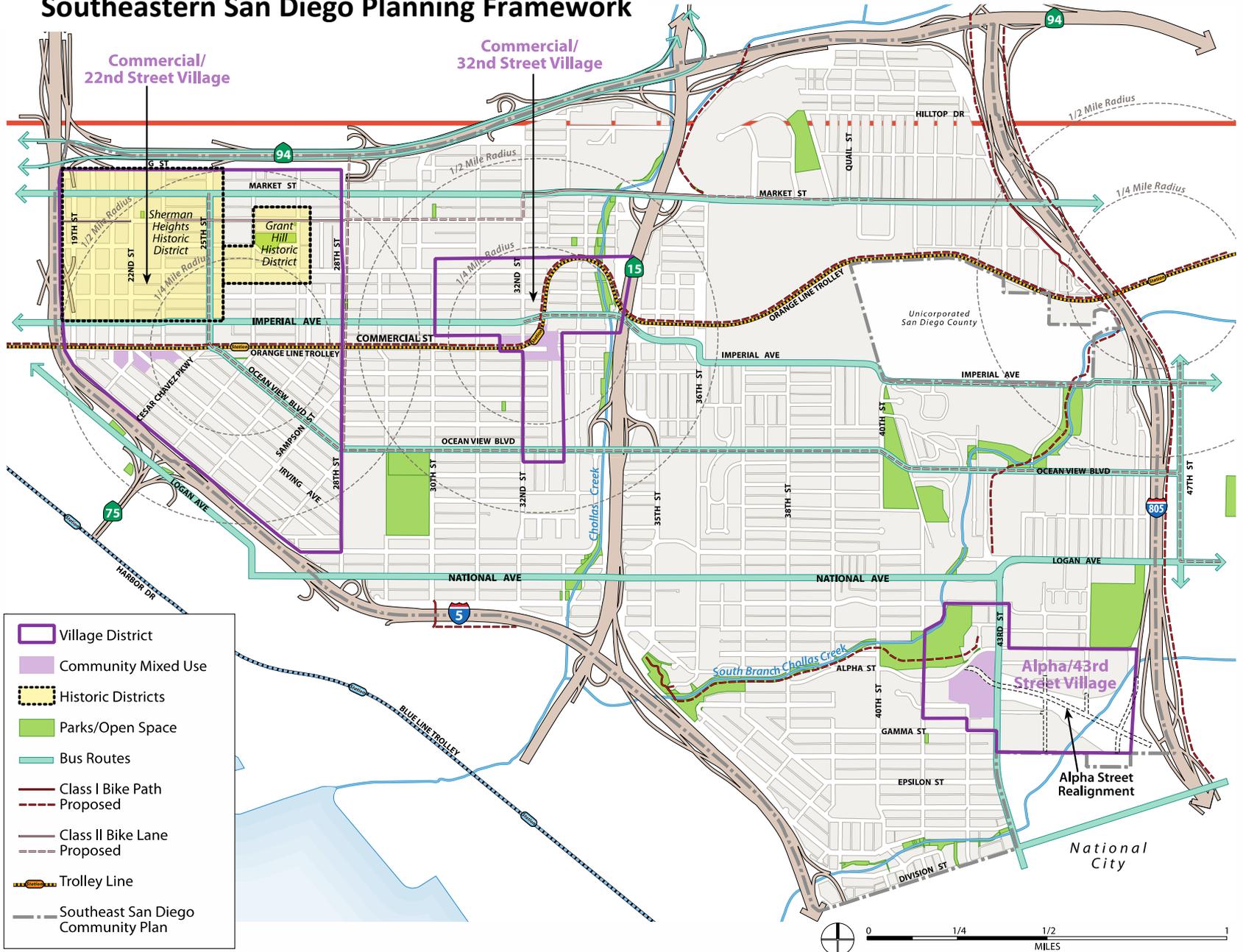
Mobility – February 2014

Implementation – February 2014

Planning Commission Workshop – December 5, 2013

Community Workshop – January 25, 2014

Southeastern San Diego Planning Framework



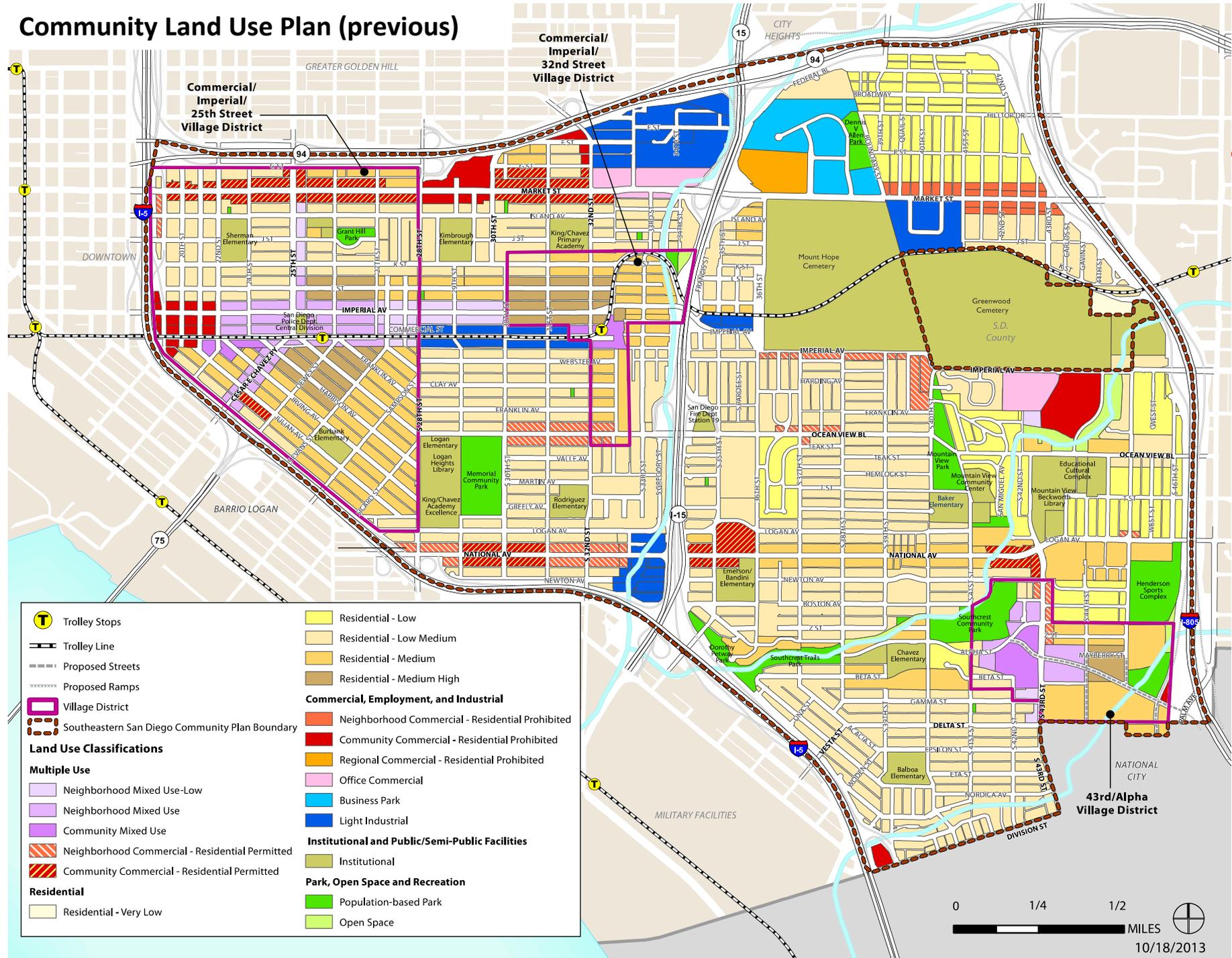
- Village District
- Community Mixed Use
- Historic Districts
- Parks/Open Space
- Bus Routes
- Class I Bike Path Proposed
- Class II Bike Lane Proposed
- Trolley Line
- Southeast San Diego Community Plan



Draft Land Use Element for Southeastern San Diego

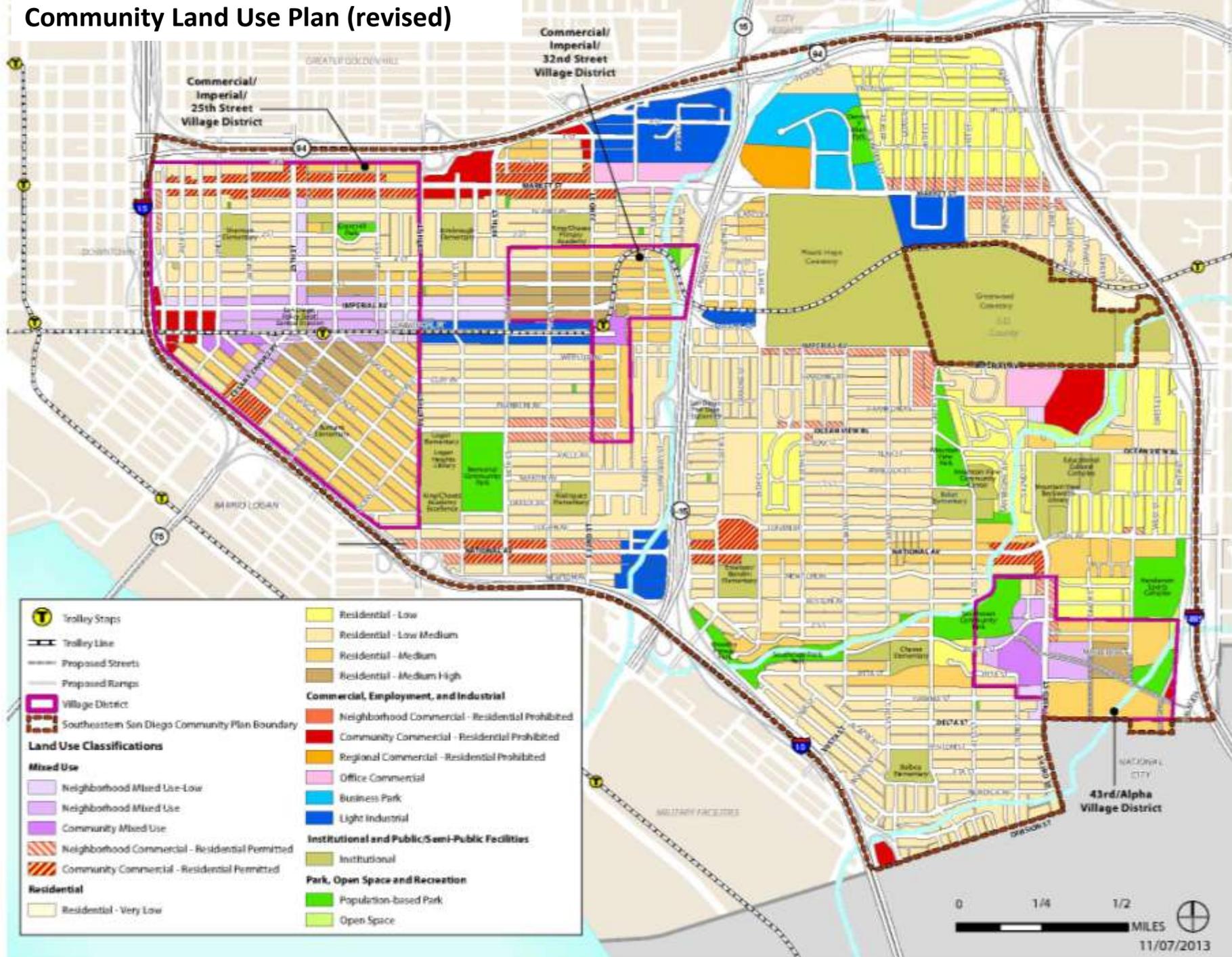


Community Land Use Plan (previous)



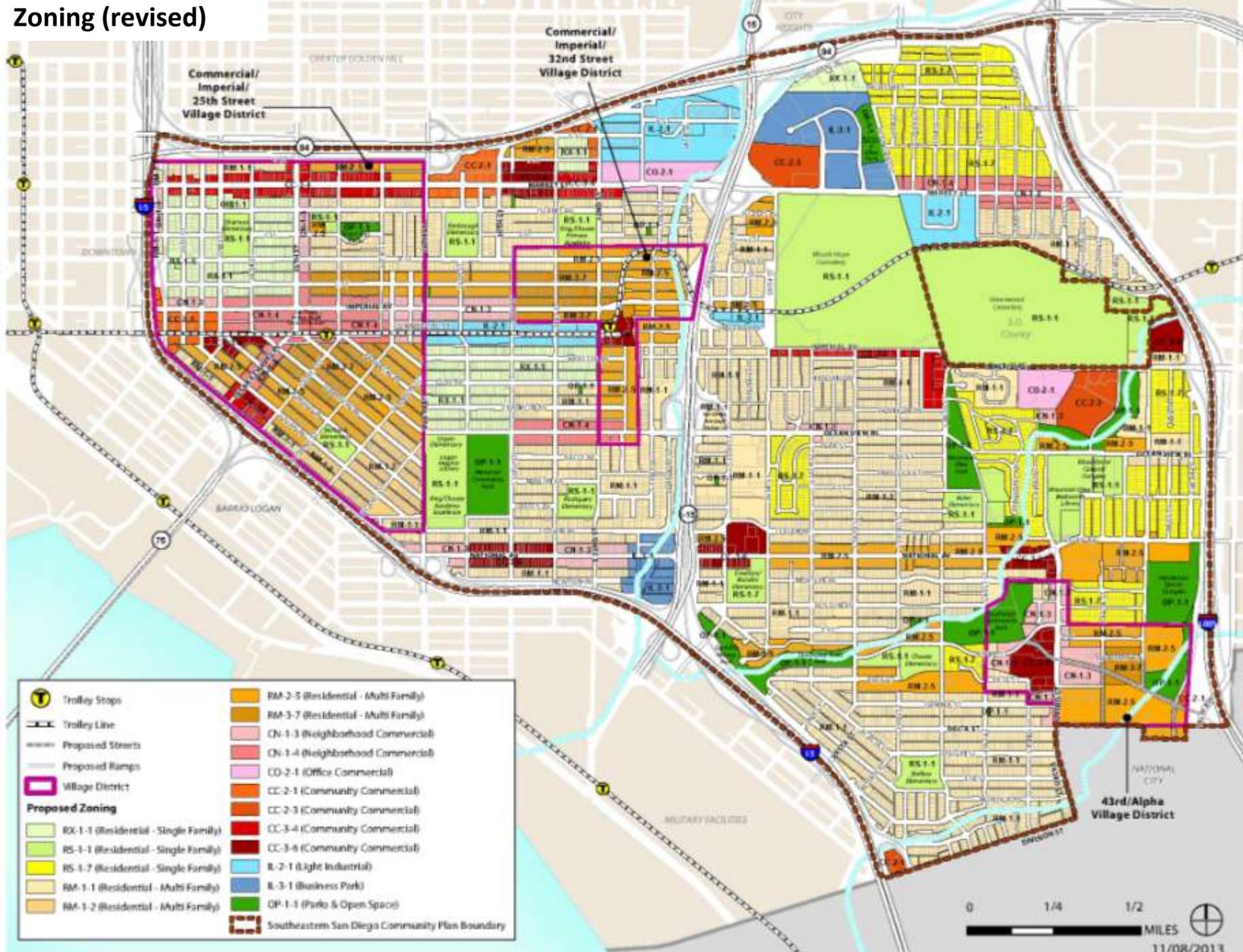
	Trolley Stops		Residential - Low
	Trolley Line		Residential - Low Medium
	Proposed Streets		Residential - Medium
	Proposed Ramps		Residential - Medium High
	Village District	Commercial, Employment, and Industrial	
	Southeastern San Diego Community Plan Boundary		Neighborhood Commercial - Residential Prohibited
Land Use Classifications			Community Commercial - Residential Prohibited
Multiple Use			Regional Commercial - Residential Prohibited
	Neighborhood Mixed Use-Low		Office Commercial
	Neighborhood Mixed Use		Business Park
	Community Mixed Use		Light Industrial
	Neighborhood Commercial - Residential Permitted	Institutional and Public/Semi-Public Facilities	
	Community Commercial - Residential Permitted		Institutional
Residential			Population-based Park
	Residential - Very Low		Open Space

Community Land Use Plan (revised)



Zoning (revised)

Southeastern San Diego Community Plan Update



	Trolley Stops		RM-2-5 (Residential - Multi Family)
	Trolley Line		RM-3-7 (Residential - Multi Family)
	Proposed Streets		CN-1-3 (Neighborhood Commercial)
	Proposed Ramps		CN-1-4 (Neighborhood Commercial)
	Village District		CO-2-1 (Office Commercial)
Proposed Zoning			CC-2-1 (Community Commercial)
	RX-1-1 (Residential - Single Family)		CC-2-3 (Community Commercial)
	RS-1-1 (Residential - Single Family)		CC-3-4 (Community Commercial)
	RS-1-7 (Residential - Single Family)		CC-3-6 (Community Commercial)
	RM-1-1 (Residential - Multi Family)		B-2-1 (Light Industrial)
	RM-1-2 (Residential - Multi Family)		B-3-1 (Business Park)
			OP-1-1 (Parks & Open Space)
			Southeastern San Diego Community Plan Boundary

Densities

Residential



Glasshous, Emeryville
41 units/acre; FAR = 1.2



Lusso Lofts, San Diego
67 units/acre; FAR = 1.5



Watermark, San Diego
69 units/acre; FAR = 3.2



Archstone, Santa Monica
99 units/acre; FAR = 4.9



Acqua Vista, San Diego
283 units/acre; FAR = 7.5

Non-Residential



Snooze, San Diego
FAR = 1.0



Bay Meadows, San Mateo
FAR = 1.0



Davis
FAR = 1.7



On Broadway, Redwood City
FAR = 2.0



Emery Station East, Emeryville
FAR = 2.5

Mixed-Use



Avalon on the Alameda, San Jose
33 units/acre; Overall FAR = 1.4



City Center Plaza, Redwood City
46 units/acre; Overall FAR = 1.6



Santana Row, San Jose
29 units/acre; Overall FAR = 1.7



Fruitvale Transit Station, Oakland
10.5 units/acre; Overall FAR = 1.9



Roosevelt Square, Phoenix
67 units/acre; Overall FAR = 1.9



Gateway Family Apartments, San Diego
48 units/acre; Overall FAR = 2.5



Pacific Station, Emeryville
31 units/acre; Overall FAR = 2.5



Porto Siena, San Diego
128 units/acre; Overall FAR = 3.5



The Franklin 88, Oakland
153 units/acre; Overall FAR = 4.0



Palermo, San Diego
167 units/acre; Overall FAR = 4.8

Discussion

Draft Economic Prosperity Element for Southeastern San Diego



Economic Prosperity Element Goals

1. Land use designations that support the stability and growth of **base sector employment** opportunities
2. Development of thriving commercial, manufacturing, office, and industrial **development clusters** that provide sustainable middle-income employment opportunities
3. **A destination that invites and encourages visitors** to stop, invest, enjoy, and explore the multi-cultural vibe
4. Economy that promotes the well being of **locally owned and operated businesses**, provides opportunities for micro-enterprise, artist's studios, and leverages the bi-national nature of the area
5. **Full and balanced range** of employment opportunities

Economic Prosperity Policies

- P-EP-1 Concentrate commercial activity on corridors, with pedestrian orientation to distinguish Commercial Street and Imperial Avenue, National Avenue, Market Street, 43rd Street
- P-EP-6 Consider a Micro Assessment District for businesses located in the Village Districts to support, dining, the arts, and entertainment
- P-EP-8 Pursue new funding sources to support local economic development efforts



Discussion

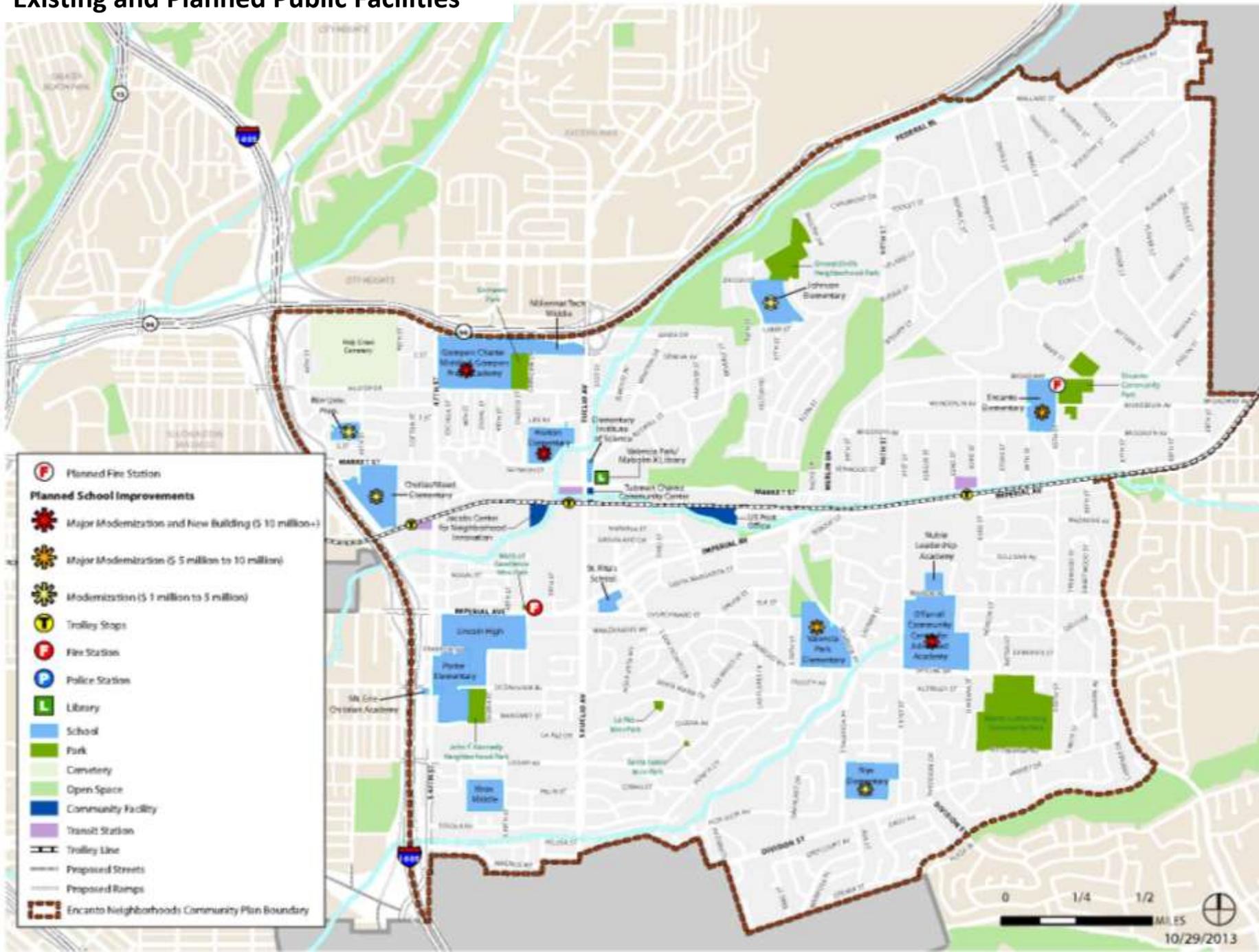
Draft Public Facilities, Services and Safety Element for Southeastern San Diego



Public Facilities, Services and Safety Element Goals

1. **Police and fire safety facilities** that meet the current and future needs of the community
2. **Public facilities** that serve and are freely available and accessible to the general public
3. A long term construction and maintenance plan for reliable systems of **water, wastewater, stormwater** facilities that serve the existing and future needs of the community and region
4. **Minimize exposure to hazardous materials** and sound levels
5. **Medical facilities** that meet the current and future needs of the community

Existing and Planned Public Facilities

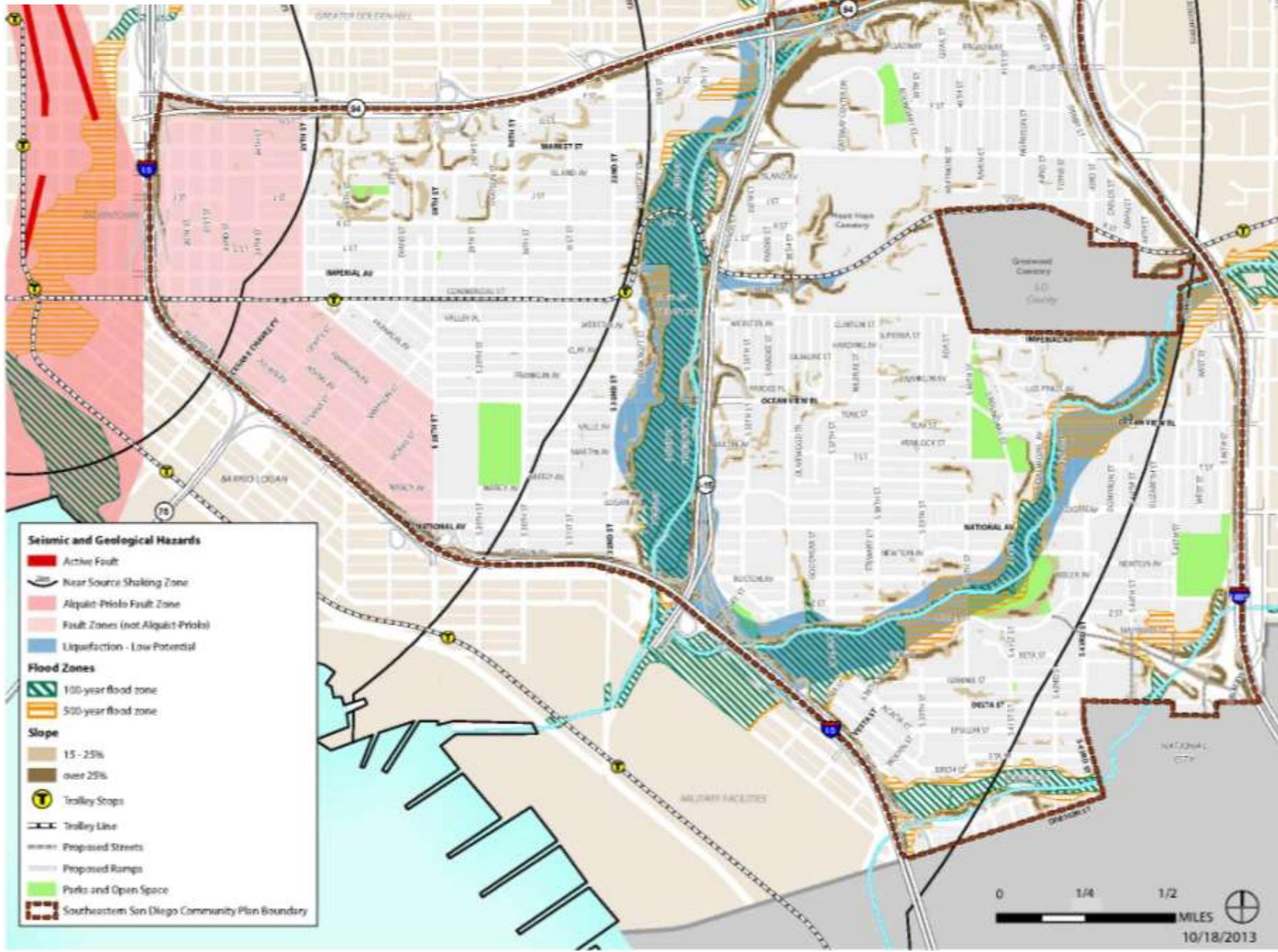


Policies - Public Facilities and Services

- P-PF-1 Reduce incidence of criminal activity within Southeastern San Diego, including:
 - *Maintain a community relations program between police and residents*
 - *Ensure that development projects provide adequate lighting, visibility, gradations between public and private spaces*
- P-PF-3 Work with the school district to transform school facilities in the Southeastern San Diego into neighborhood focal points



Geological, Seismic, and Flooding Hazards



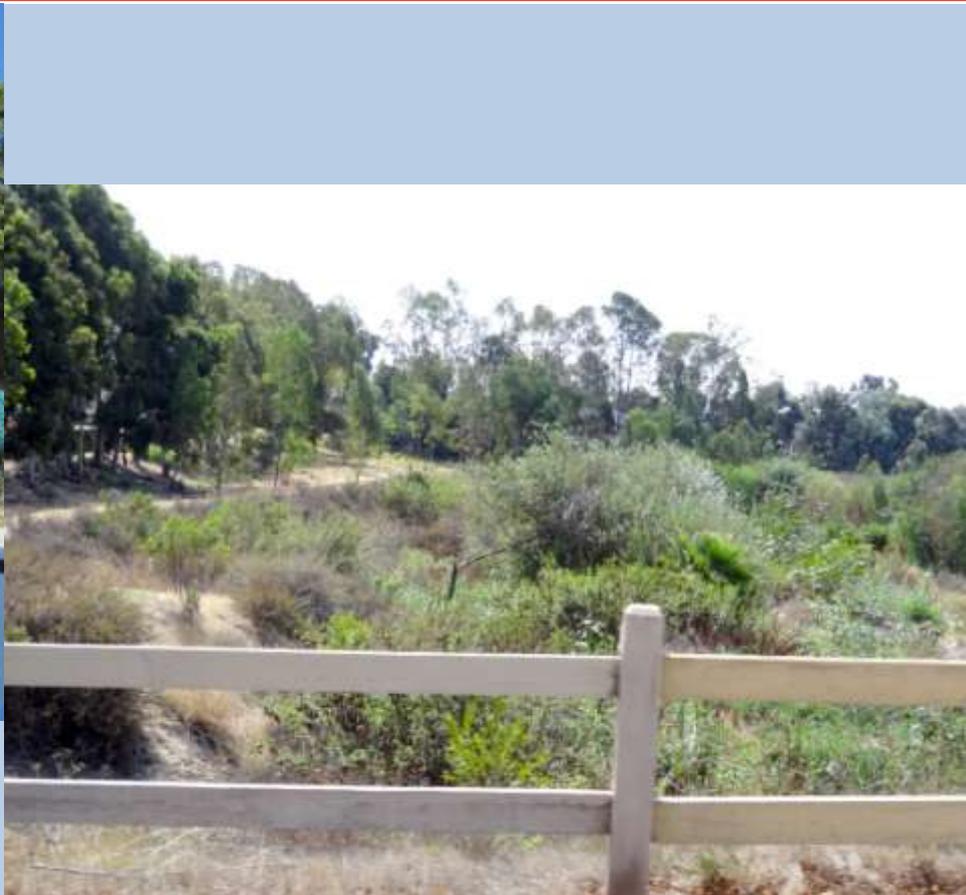
Policies - Health and Safety

- P-PF-17 Flood control in the Chollas system should be accomplished through the use of natural and/or landscaped facilities
- P-PF-20 Require documentation of hazardous materials investigation addressing site and building conditions during the review of development projects
- P-PF-23 Seek funding sources specifically targeted at brownfield site remediation



Discussion

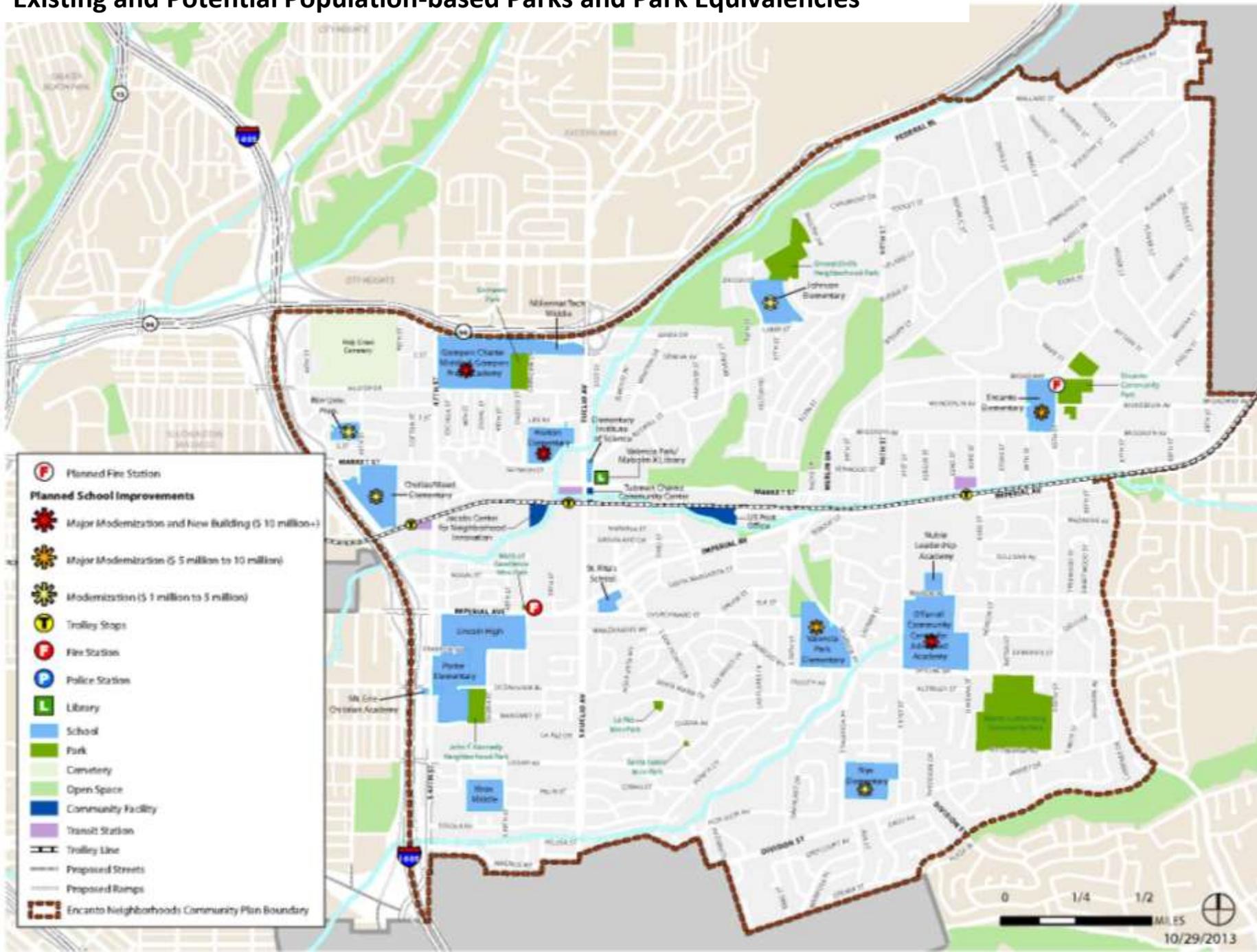
Draft Recreation Element for Southeastern San Diego



Recreation Element Goals

1. A sustainable park and recreation system that meets the needs of residents and visitors and which serves a **variety of users** such as children, persons with disabilities, and the underserved teenage and senior populations
2. Parks and recreation facilities that keep pace with population growth through **timely acquisition of available land** and development of new facilities
3. A program to incentivize the provision of publicly accessible, but privately maintained **parks and open space as part of development**

Existing and Potential Population-based Parks and Park Equivalencies



Recreation Policies – Population-based Parks and Park Equivalencies

- P-RE-1 Continue to pursue land acquisition for the creation of new public parks through urban infill and redevelopment proposals
- P-RE-3 Pursue expansion of recreation opportunities through joint use or leasing of public and private facilities
- P-RE-9 Encourage development of pocket parks and plazas within commercial districts



Recreation Element Goals, continued

4. Preserve, protect and enhance the integrity and **quality of existing parks, open space, and recreation programs** in the Southeastern community.
5. Create a sustainable system that meets the needs of residents by using **sustainable practices** in all new and retrofitted projects
6. **Pedestrian and bikeway connections** between parks and open space lands and surrounding communities
7. Accessible bicycle and pedestrian trail corridors along **Chollas Creek**
8. Optimize access by foot, bicycle, public transit, automobile, and **alternative modes of travel**

Recreation Policies – Enhancement and Accessibility

- P-RE-11 Preserve, expand and enhance existing park and recreation facilities to increase their life span, or expand their uses and sustainability
- P-RE-20 Develop and increase access to senior and youth services, activities and facilities
- P-RE-21 Design all new recreation facilities for an inter-connected park and open space system that is accessible to residents



Recreation Element Goals, continued

9. Retrofit all existing park and recreational facilities to **accommodate persons with disabilities**
10. Provide a balance of recreational facilities that are available for **programmed and non-programmed uses**
11. Preserve and manage significant natural resources and enhance **outdoor recreation opportunities**
12. Protect the **natural terrain and drainage systems** of open space lands to preserve the natural habitat and cultural resources
13. Provide a system of **pedestrian paths and bikeways** linking population-based parks with open space lands

Open Space and Trails System

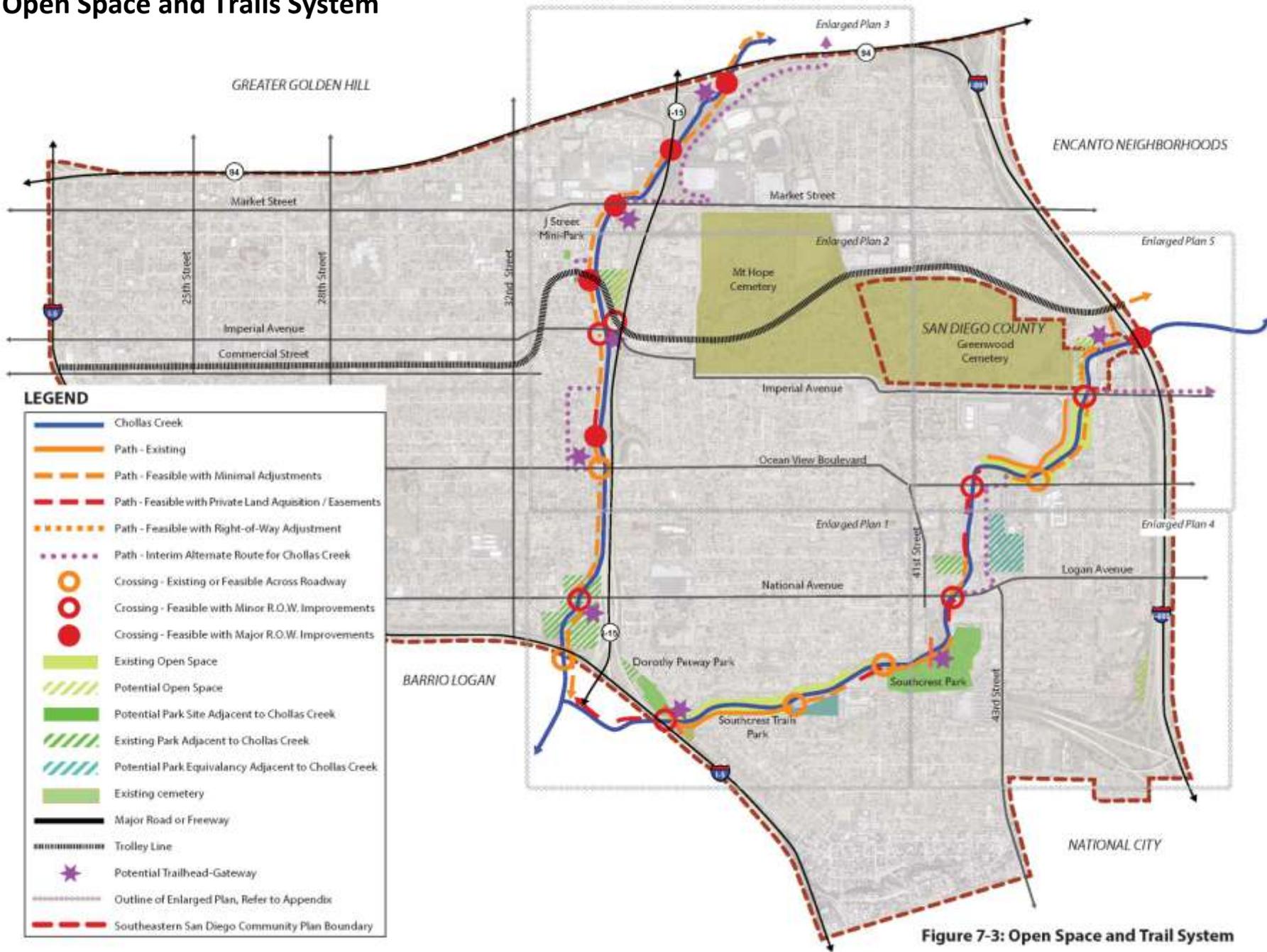


Figure 7-3: Open Space and Trail System





LEGEND

- Chollas Creek
- Path - Existing
- - - Path - Feasible with Minimal Adjustments
- - - Path - Feasible w/ Private Land Acquisition / Easements
- - - Path - Feasible with Right-of-Way Adjustment
- - - Path - Interim Alternate Route
- Crossing - Existing or Feasible Under Roadway
- Crossing - Feasible with Minor R.O.W. Improvements
- Crossing - Feasible with Major R.O.W. Improvements
- Existing Open Space Adjacent to Chollas Creek
- Potential Open Space Adjacent to Chollas Creek
- Existing Park Adjacent to Chollas Creek
- Potential Park Site Adjacent to Chollas Creek
- Existing Joint Use Facility
- Potential Joint Use Facility
- Existing Cemetery
- Major Road or Freeway
- Trolley Line
- ★ Potential Trailhead-Gateway
- Southeastern San Diego Community Plan Boundary

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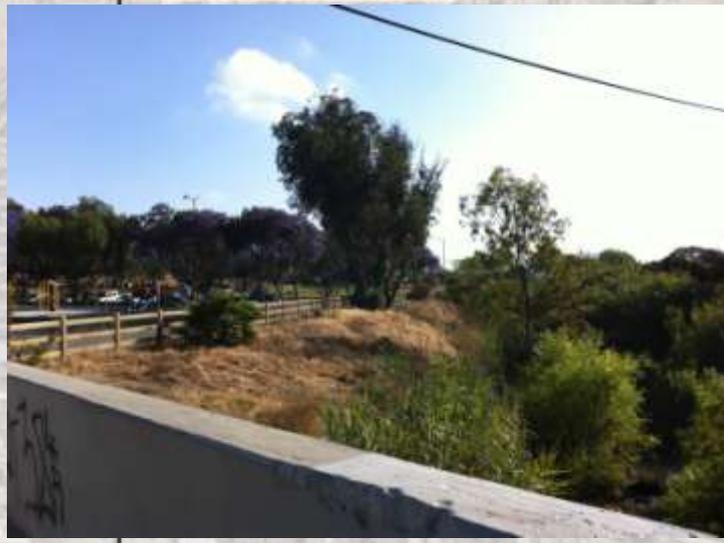
Chollas Creek Proposed Route Enlarged Plan 2



Creek is sandwiched between property fences; See Photo #9

Potential joint use recreation with Educational Cultural Complex

Alternate interim route goes along San Pasqual St next to Culture Center



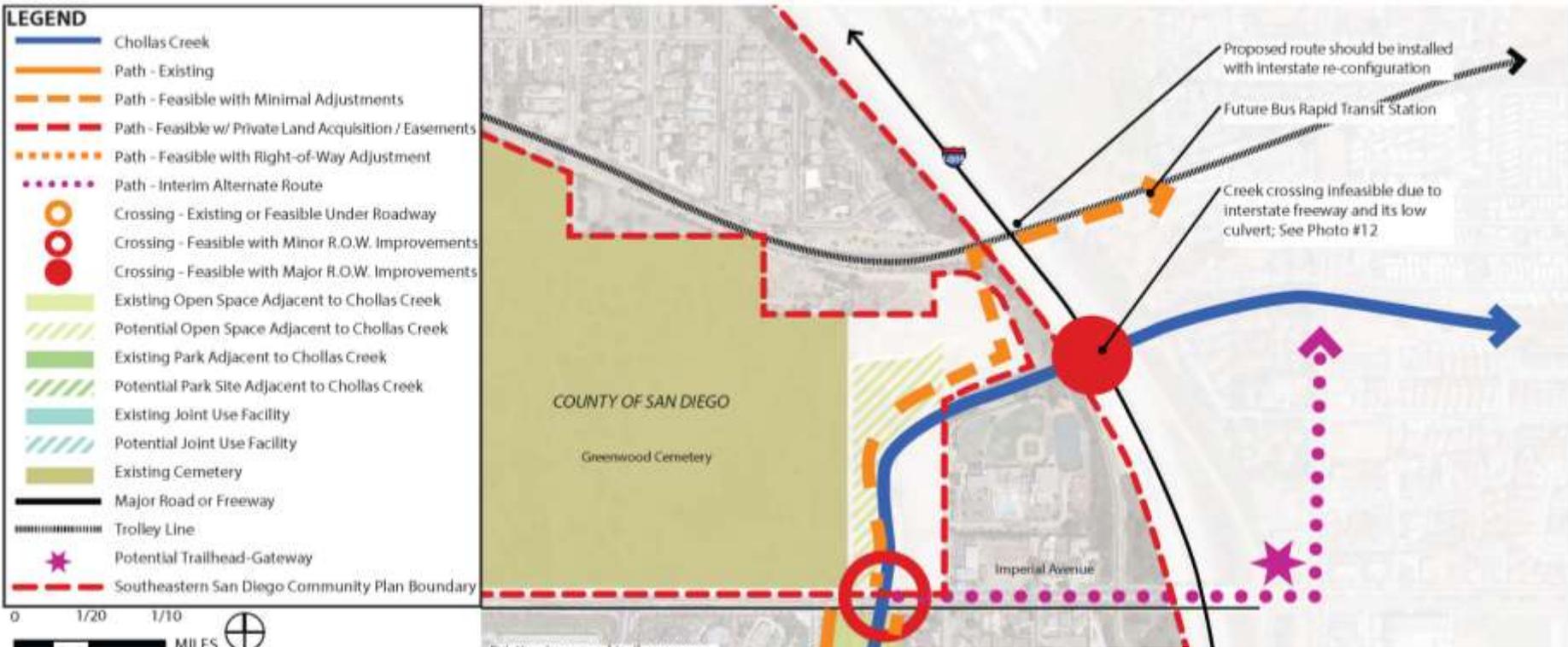
Park improvements should consider further improvements to creek

Existing pedestrian creek crossing; See Photo #8

LEGEND	
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	Path - Existing
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	Major Road or Freeway
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	Potential Trailhead-Gateway
	Southeastern San Diego Community Plan Boundary



Chollas Creek Proposed Route Enlarged Plan 4



Chollas Creek Proposed Route Enlarged Plan 5

Discussion

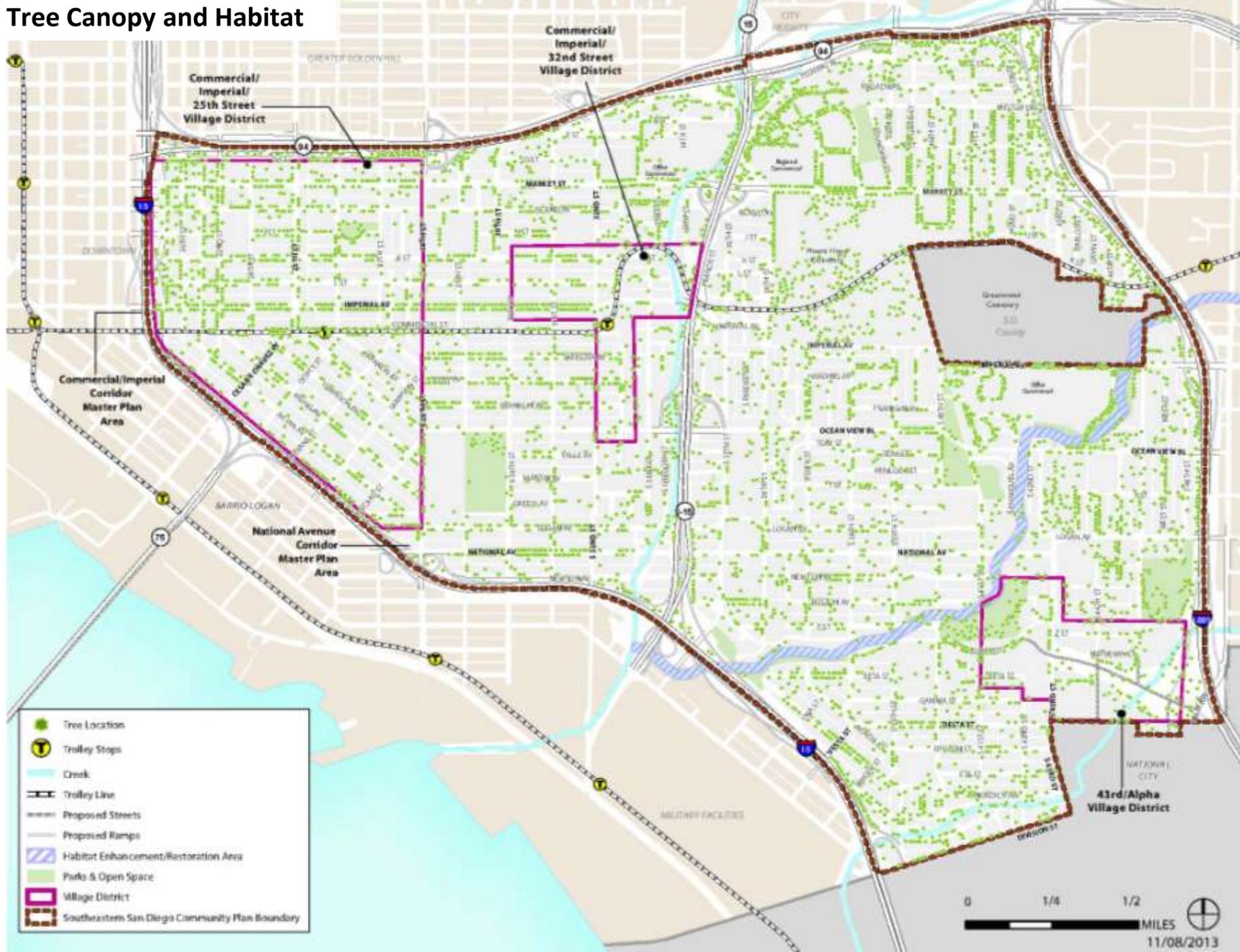
Draft Conservation and Sustainability Element for Southeastern San Diego



Conservation and Sustainability Element Goals

1. **Scenic resources** and public access that are enhanced and accessible
2. A comprehensive **urban forest planting program** that provides incentives in order to save energy, sequester carbon, reduce the urban heat island effect, and reduce storm water runoff
3. Reduction of **pollution and greenhouse gas emissions** and improved air quality
4. **Energy and water efficient development** and on-site production of renewable energy
5. A **land use strategy and mobility options** that promote public health and welfare

Tree Canopy and Habitat



Conservation and Sustainability Element Goals, continued

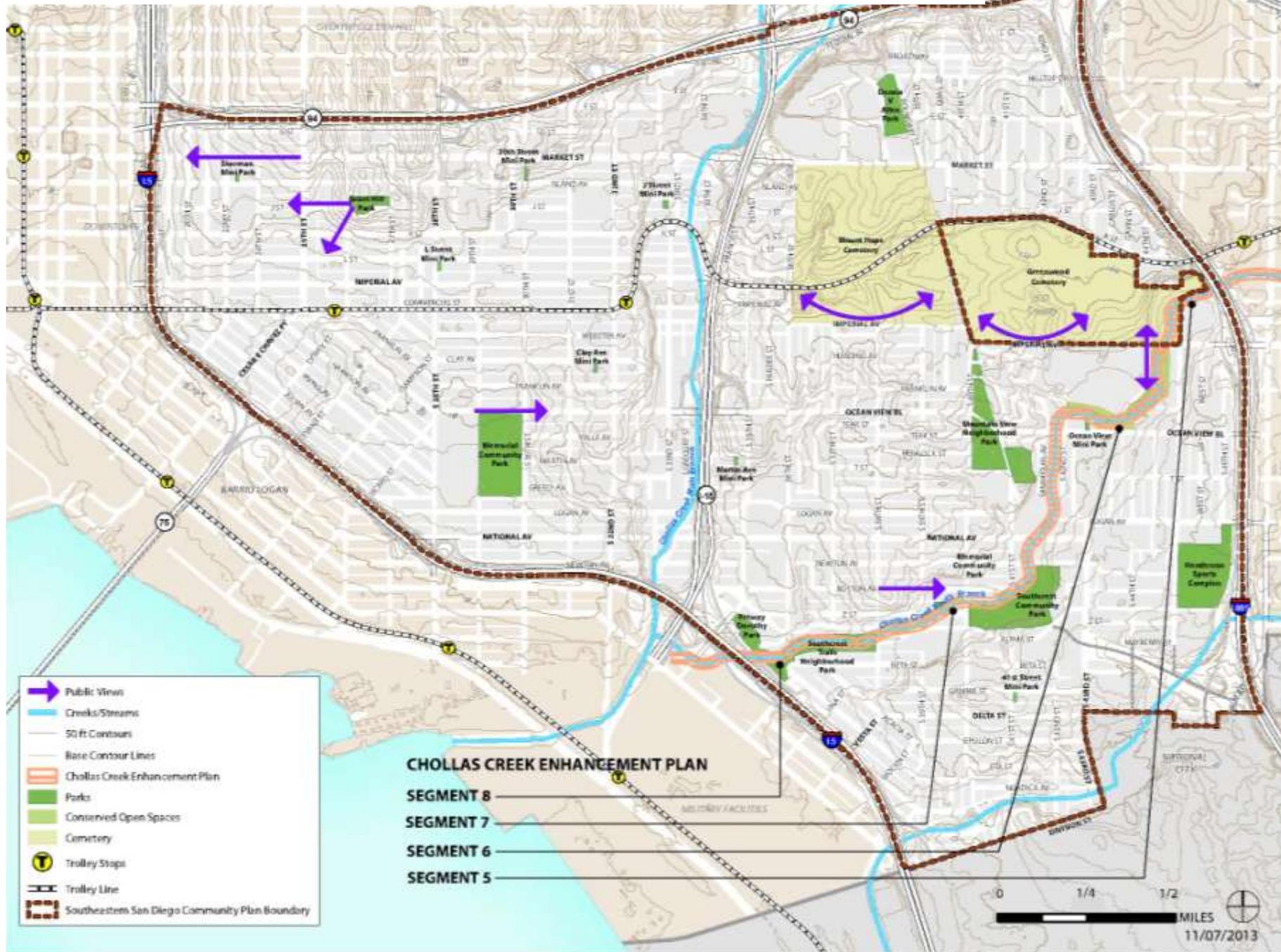
6. **Cleaner storm water discharges** into Chollas Creek
7. **Urban agriculture opportunities** that foster an increase in food system security.
8. Convenient opportunities to obtain **fresh fruits and vegetables** in all neighborhoods
9. A land use framework that preserves **creek corridors** as open space and limits potential flooding hazards

Conservation Policies – Water Resource and Urban Runoff Management

- P-CS-19 Encourage development to use Low-Impact Development (LID) practices such as bioretention, porous paving, and green roofs
- P-CS-20 Incorporate bioswales or other LID design practices where there is sufficient public rights-of-way throughout the community
- P-CS-27 Encourage new development to incorporate water-wise practices in design and construction, including recycled and/or gray water irrigation systems



Open Space, Hillside and Views



Discussion

Next Steps

- **Feedback form**
- **Sign-up sheet**
- **Website:**
<http://www.sandiego.gov/planning/community/cpu/southeastern/>
- **Next Elements of the Plan to be drafted and presented:**
 - *Urban Design*
 - *Historic Preservation*
 - *Arts & Culture*
- **Next CPG meeting for Southeastern San Diego:
December 9, 2013**